



**16 BARFIELD ROAD
BUCKIE
AB56 1EB**

**THREE BEDROOM FAMILY
HOME WITH FRONT & REAR
GARDENS**

**HALL
LOUNGE
KITCHEN
THREE BEDROOMS
BATHROOM
FRONT & REAR GARDENS
DOUBLE GLAZING
GAS CENTRAL HEATING**

**Council Tax Band Currently: A
EPC Band: D**

Viewing: By contacting our
Buckie Office on 01542 831307



**Offers over
£130,000**



grantsmith
LAW PRACTICE

16 BARFIELD ROAD, BUCKIE

This well presented terraced family home is situated to the west of the town centre, within easy walking distance of Primary and Secondary Schools, two convenience stores, a chemist, Doctors Surgery and Seafield Hospital. The property benefits from double-glazing and gas central heating.

The property is decorated throughout in neutral tones. The accommodation which is spread over two floors comprises; ground floor, lounge, kitchen and on the first floor, three bedrooms and bathroom room.

All fitted carpets, floor coverings, window blinds and light fittings are included in the sale price.



ENTRANCE

Access to the property is via a uPVC door with glazed panes.

HALL

Accesses the lounge, kitchen and carpeted staircase to the first floor. Laminate flooring.

LOUNGE

5.75 x 3.34m

Accessed via multi glazed paned door this is a bright double aspect room with windows overlooking the front and rear gardens. Laminate flooring.





KITCHEN

5.75m x 3.88m

Another dual aspect room with windows overlooking both the front and rear gardens. The kitchen has ample space for a dining set. Fitted with a selection of modern base and wall mounted units with contrasting worktop and tiled splashback. 1 ½ stainless steel sink with drainer and mixer tap. Inset electric oven and hob with cooker hood. Large under stair cupboard. Laminate flooring. uPVC door to rear garden.

LANDING

Access to 3 bedrooms and the bathroom. Shelved storage cupboard. Rear facing window.



BATHROOM

2.00m x 1.67m

Fitted with a three-piece white suite comprising W.C, hand basin and bath with Mira Go shower. Tiling around the bathroom suite. Rear facing frosted glazed window.

BEDROOM ONE

3.89m x 2.98m

Double bedroom with a front facing window. Fitted carpet.

BEDROOM TWO

3.34m x 2.77m

Double Bedroom with a front facing window. Fitted carpet.







BEDROOM THREE

2.80m x 2.46m

Bedroom with a rear facing window. Built-in cupboard with hanging rail and shelf.

GARDEN

Both the front and rear gardens are laid mainly to lawn. Wooden garden shed. A wooden gate gives access to the vehicular lane which runs behind Barfield Road. Given the correct planning consents off road parking could be established in either the front or rear garden.

ADDITIONAL INFORMATION

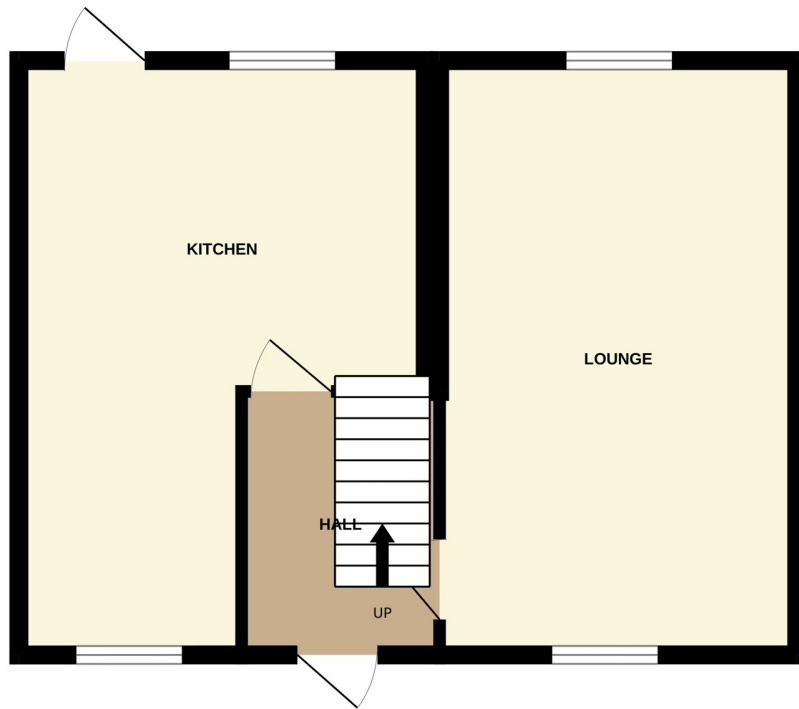
No warranty is provided for any appliances included in the sale. All items within the property will remain including rugs and pictures.



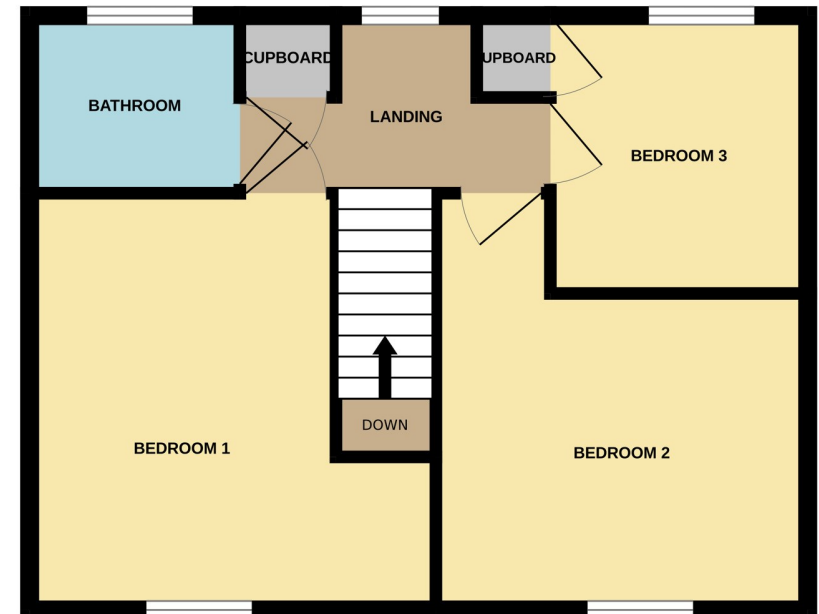
IMPORTANT INFORMATION

These particulars do not constitute any part of an offer or contract. All statements contained therein while believed to be correct are not guaranteed. All measurements are approximate, intending purchasers must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained within these particulars.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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